



February 17, 2005

**Subject: The Land Development Ordinance Committee**

The Land Development Ordinance Committee (LDOC) met Thursday, February 17, 2005 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Karen Alexander, George Busby, Graham Carlton, Phil Conrad, Ron Fleming, Rodney Queen, Jeff Smith, Bill Wagoner, and Victor Wallace.

Staff Present – Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, Lynn Raker, Patrick Ritchie, John Vest and Craig Lewis (Lawrence Group)

Linda Edminston, Ken Weaver, Anne Lyles, Jack Thomson and Brian Miller represented the public.

**The meeting was called to order** by Joe Morris, Director of Planning and Community Development for the City of Salisbury. The minutes of the January 20, 2005 meeting were accepted as written. Mr. Morris welcomed the committee and guests.

USE MATRIX SUBCOMMITTEE

The subcommittee met on several occasions to prepare a Use Matrix for Chapter 2. All members received updated revisions of Chapter 2 for this meeting. A few items required some fine-tuning which resulted in a discussion. Outdoor kennels will be removed from 2.8 - Hospital Service Districts. Craig Lewis informed the committee that, although the Federal and State governments could build anywhere (they are exempt), they would probably elect to follow standards if they are in place. Craig defined government services, community services and public safety for the committee. John Vest covered Class II Utilities (over 200 square feet). The definition of Class I was clarified. Changes will be recorded on the Use Matrix by Craig Lewis and the new revisions will be sent to the committee to reflect today's discussion.

There were some concerns about religious organizations being allowed in all districts with today's expanding recreational facilities, commercial properties and life centers which appear to be a current trend for churches.

The Use Matrix committee is basically finished and the consensus was the full committee can move on.

## DESIGN STANDARDS SUBCOMMITTEE

Staff made a PowerPoint presentation following a request made by the Design Standards Subcommittee which met once. The purpose of the slideshow was to illustrate narrow lot sizes with various setbacks, driveway widths and garage locations. The properties in the presentation included Old Salisbury, Wendover Heights, Hidden Creek, Spyglass Hill at The Crescent, Polo Commons, Woodfield, Prestwick at Corbin Hills, and The Reserve - all are developments Salisbury has now.

Craig Lewis provided slides of various developments in other communities to demonstrate some other possibilities for development. Salisbury's current code does not allow some of these examples and it is up to the LDOC to decide what they want to include or exclude. He pointed out that town homes with rear alleys have been successful in other communities. Craig did point out some elements that did not work and suggested Salisbury can learn from the obvious mistakes other communities have made.

There was a discussion after the presentation about development price points, uniformity, flexibility and the demands of Salisbury's housing market. It was clear that this was going to be a challenge for the committee to determine design standards, since they are subjective. Good design and affordable housing are the goals of this chapter. Craig ended by saying, "As buildings get closer together they have to behave better."

The mapping committee plans to meet one more time. The committee will be contacted the week of February 21.

The next regular LDOC meeting will be March 3, 2005.

dm